

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

10.202 Acres, of the 130 Acres, A.K.A. Luna Vista Estates Lot 3, Hunt County as described in attached Legal Description

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: August 1, 2023

Time: 10 AM

Place: Hunt County Courthouse, 2500 Lee Street, Greenville, TX 75403, Second Floor, at the place designated by the County Commissioners.

3. Contract for Deed. The property is subject to a Contract for Deed dated June 23, 2021 by Shemar Investments, LLC, as Seller, which did agree to sell and convey to James Kamau Kinyanjui and Ruth Muthoni Kinyanjui, Buyer.

Default has occurred under the Contract for Deed and proper notice thereof given pursuant to Section 5.066 of the Texas Property Code. Further, pursuant to Section 5.066 of the Texas Property Code Seller has the right to appoint a trustee and specifies that such Trustee may sell the property at a sale conducted in accordance with Section 51.002 of the Texas Property Code.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash pursuant Sections 5.066 and 51.002 of the Texas Property Code. The sale will be of a fee simple interest in the property.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.


The sale will be made expressly subject to any title matters set forth in the Contract for Deed, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Contract for Deed, but subject to the warranty required of Seller pursuant to Section 5.066(d) of the Texas Property Code. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. Balance of Debt. The remaining balance of the amount due under the Contract for Deed is the debt, for purposes of the sale to be undertaken. The original debt was in the amount of \$180,000. The current owner of such debt is Shemar Investments, LLC. As July 6, 2023, there was principal and interest owed in amount of \$181,928.06, late fees and escrow shortages of \$1,230 plus \$3,000 in attorney's fees and expenses. The debt is bearing interest at the rate of \$44.83 per day thereafter.

Questions concerning the sale may be directed to the undersigned.

6. Notice. Notice is given that before the sale the Seller may appoint another person substitute trustee to conduct the sale.


DATED: July 6, 2023

  
Rick Justiss  
Shemar Investments LLC  
P.O. Box 1928  
Wylie, TX 75098

FILED FOR RECORD  
at 9:13 o'clock A M

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JUL 07 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

**BOUNDARY SURVEY**

LEGAL DESCRIPTION

STATE OF TEXAS  
COUNTY OF TARRANT

Being a tract of land situated in the Western H. Tompkins Survey, Abstract No. 407, (land County, Texas) and being part of a 1,000.00 acre tract of land conveyed to Sincere Investments, L.L.C. by deed recorded in Deed Book No. 2003-07340, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Commencing at a 1/2" iron pin set with yellow cap stamped CCG REC BRS 5122P at the southwest corner of County Road No. 1003 and the southeast corner of said 1,000.00 acre tract and being part of a 1,000.00 acre tract of land conveyed to Pioneer Truck Company FPO North Oaks, BA by deed recorded in Deed Book No. 2014-10254, Official Public Records, Tarrant County, Texas, facing the east, South 070°13'1" East, along the center line of County Road No. 1003, the west line of said 1,000.00 acre tract, the east line of said 1,000.00 acre tract, the east line of an 11,000.00 acre tract of land conveyed to Permian Truck Company TRM North Oaks, BA by deed recorded in Deed Book No. 2014-11437, Official Public Records, Tarrant County, Texas, and the east line of an 1,000.00 acre tract of land conveyed to REC & Co., P.O. Robert (Robert) Cohen by deed recorded in Deed Book No. 2009-10070, Official Public Records, Tarrant County, Texas, a distance of 529.218 feet to the Point of Beginning.

Thence, South 070°13'1" East, along the center line of County Road No. 1003, the west line of said 1,000.00 acre tract, the east line of said 11,000.00 acre tract and the east line of a 10,537.00 acre tract of land conveyed to General Gunter by deed recorded in Deed Book No. 2013-15702, Official Public Records, Tarrant County, Texas, a distance of 275.000 feet to a point far corner;

Thence, South 072°30'29" East, at a distance of 30.000 feet a 1/2" iron pin set with yellow cap stamped CCG REC BRS 5122P the reference line for a field distance of 1016.000 feet to a 1/2" iron pin set with yellow cap stamped 444.400 square feet or 10.202 acres of land;

Thence, South 072°30'29" East, at a distance of 275.000 feet to a 1/2" iron pin set with yellow cap stamped CCG REC BRS 5122P for corner;

Thence, South 072°30'29" West, at a distance of 1,041.000 feet passing a 1/2" iron pin set with yellow cap stamped CCG REC BRS 5122P for reference line for a total of 1016.000 feet to the Point of Beginning and including 444.400 square feet or 10.202 acres of land.

I, James Jackson Carroll, Jr., hereby certify that I am a duly sworn and qualified surveyor in the State of Texas, and that I have surveyed the above described land and that the same is correctly and truthfully described as above.

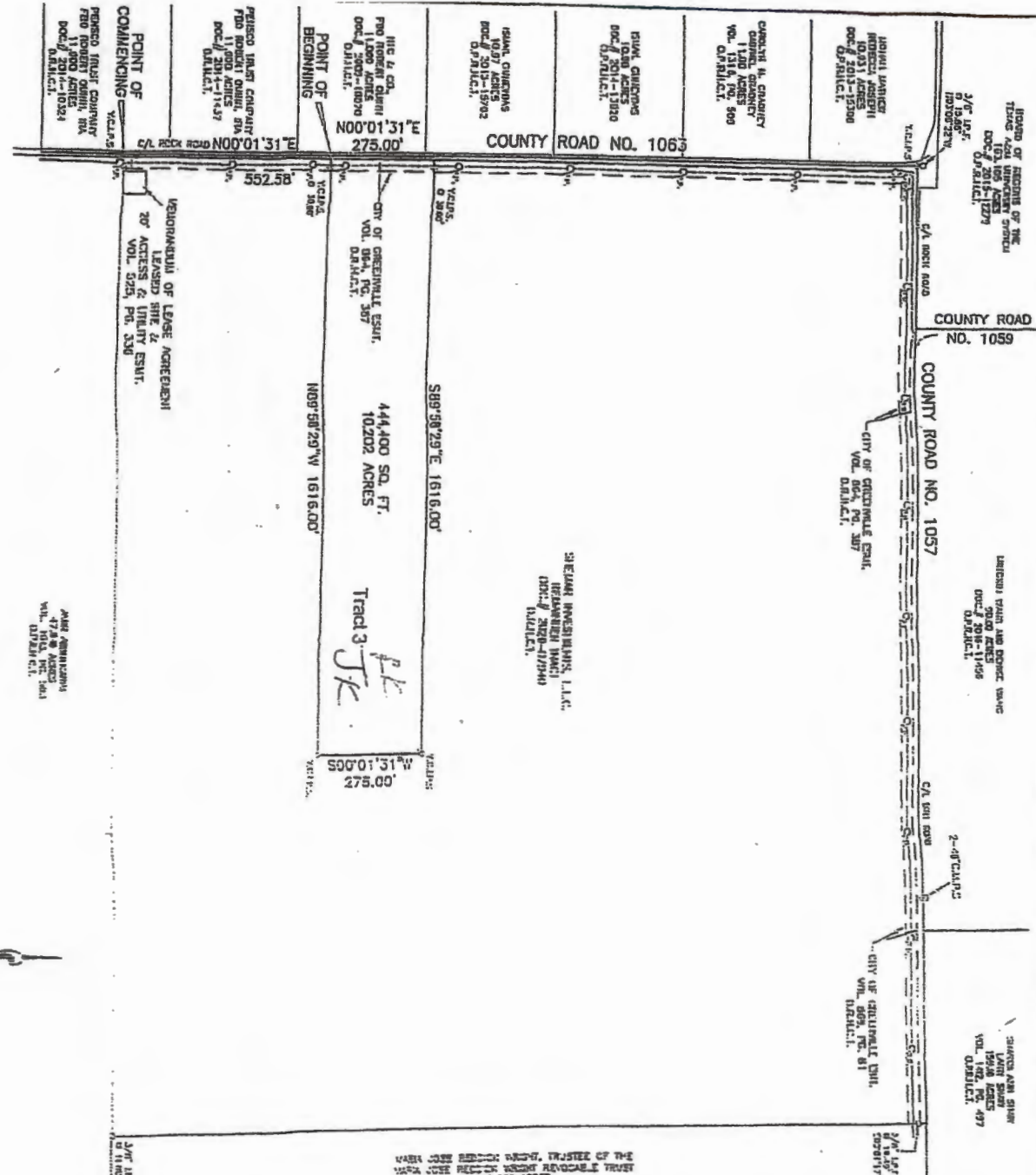
*James Jackson Carroll, Jr.*  
JAMES JACKSON CARROLL, JR., S.V.P., No. 31795



3194-C1 THREE  
AUG 2021-20  
DECLARER 3, 2020

**CARROLL CONSULTING GROUP, INC.**

P.O. BOX 11  
LAWOM, TEXAS 75166  
972-742-1411  
TEGAS PBL REGISTRATION NO.: 10007200  
TPBELS REGISTRATION NO.: P-21400



**LEGEND**

Chn	POWER POLE
LWP	IRON PIN FOUND
1/2"	IRON PIN SET
W/YELLOW CAP STAMPED	CID REC BRS 5122P

**NOTES:**

Recordings based on the west line of deed recorded in Dec. 7 2020-07340, O.P.R.D.I.C.T. (10001317)

Survey performed without the benefit of a title examination and no opinion of the land provided. Property may be subject to easements, encroachments, or restrictions.



AND AMENDMENT  
47.28 ACRES  
VOL. 1014, PG. 361  
O.P.R.D.I.C.T.

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